

AGENDA MEMO

CITY COUNCIL MEETING DATE: APRIL 18, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-19681 - APPLICANT/OWNER: LAS VEGAS RESCUE MISSION

**** CONDITIONS ****

The Planning Commission (6-1/sd vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning ZON-19680 and Site Development Plan Review SDR-19679 shall be required.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a rescue mission at 508-524 West Bonanza Road.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
	A Reversionary Final Map, combining this parcel with adjacent parcels, is currently under Technical Review.
03/22/07	The Planning Commission recommended approval of companion items ZON-19680 and SDR-19679 concurrently with this application. The Planning Commission voted 6-1/sd to recommend APPROVAL (PC Agenda Item #38/ar).
<i>Pre-Application Meeting</i>	
01/17/07	Staff explained the requirements for a zone change on this site
<i>Neighborhood Meeting</i>	
	A neighborhood meeting is not required for this type of application.

<i>Details of Application Request</i>			
<i>Site Area</i>			
Gross Acres	1.82		
Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	LI/R (Light Industry/Research)	R-4 (High Density Residential)
North	I-15	I-15	I-15
South	Storage	LI/R (Light Industry/Research)	M (Industrial)
East	Warehouse	LI/R (Light Industry/Research)	M (Industrial)
West	Auto repair shop	LI/R (Light Industry/Research)	M (Industrial)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	N/A
Airport Overlay District	X		Y
Trails	X		Y
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

The site is located within an area of the North Las Vegas Airport Overlay District that limits building height to 175 feet. Since the maximum building height on the submitted elevations is depicted at 35 feet, this request complies with that standard.

The Master Plan Transportation Trails Element indicates that a Pedestrian Path is required along the north side of Bonanza Road, adjacent to this property. The Pedestrian Path requires a five foot wide sidewalk adjacent to a minimum five foot wide landscape buffer. The site plan indicates compliance with this requirement.

DEVELOPMENT STANDARDS

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	N/A	1.82 acres	N/A
Min. Lot Width	100 Feet		Y or N
Min. Setbacks <ul style="list-style-type: none"> • Front • Side • Corner • Rear 	<ul style="list-style-type: none"> • 10 Feet • 10 Feet • 10 Feet • 20 Feet 	<ul style="list-style-type: none"> • 24 Feet • 177 Feet • 34 Feet • 20 Feet 	Y Y Y Y
Max. Lot Coverage	N/A	33 %	Y
Max. Building Height	N/A	35 Feet	Y
Trash Enclosure	Roofed/screened	Roofed/screened	Y

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	105 Feet	436 Feet	Y
Trash Enclosure	50 Feet	436 Feet	Y

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Parking Ratio	Required		Provided		Compliance
			Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Proposed Rescue Mission	16 beds	1 space per 4 beds	4				
Existing Thriftshop	8654 sf	1/250	35				
Existing storage	6,,765 sf	1/1000	7				
TOTAL			46	2	55	2	Y
Loading Spaces			1		1		Y

ANALYSIS

This site is developed with an existing warehouse building the northeast corner of the site and a thrift shop in the southeast corner. The applicant proposes to construct a 16 bed, 10771 square foot rescue mission in the west portion of the site. Access to the site is provided by an existing driveway to Bonanza Road. A new parking lot will also be constructed in the west portion of this site. New landscape areas will be placed along the property lines adjacent to the building and within the parking lot.

FINDINGS

In order to approve a Special Use Permit application, per Title 19.18.060 the Planning Commission and City Council must affirm the following:

1. **“The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.”**

The proposed land use conforms to the LI/R (Light Industry Research) general plan designation of the subject site and is compatible with existing and proposed development in the area.

2. **“The subject site is physically suitable for the type and intensity of land use proposed.”**

The proposed M (Industrial) zoning conforms to the LI/R (Light Industry Research) general plan designation of the subject site.

The uses allowed by the M (Industrial) zoning is appropriate for this location and will be compatible with the adjacent properties which are also within the M (Industrial) zoning district.

3. **“Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.”**

Access to the site is provided by Bonanza Road, which is designated by the Master Plan of Streets and Highways as a Primary Street and will meet the requirements of the proposed M (Industrial) zoning district.

4. **“Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.”**

The development will be subject to inspections, and appropriate measures will be taken to protect the public health, safety and general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 14

ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 90 by City Clerk

APPROVALS 0

PROTESTS 0